

DELGER

— REAL ESTATE —

BOZEMAN MONTANA



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THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



285 Water Fowl Way, Bozeman MT 59718

\$2,499,000

Acres: ± 10.107

MLS#: 411835

INTRODUCTION

Welcome to 285 Waterfowl Way, a stunning custom-built home offered to the market for the very first time. This exceptional property sits on 10 breathtaking acres and captures incredible panoramic mountain views. Montana rustic charm meets classic tradition in this thoughtfully designed home, which showcases beautiful neutral finishes and timeless craftsmanship. The main living area is an entertainers dream, centered around a spacious kitchen with a large island, abundant cabinetry, and generous prep space. Soaring windows frame the surrounding mountain vistas, filling the home with natural light, while a cozy gas fireplace anchors the living room and creates a warm gathering space. Beautiful wood floors serve as a classic tribute to Montana living. Designed with single-level living and accessibility in mind, the home offers wide halls and doorways. The spacious and private primary suite includes a luxurious bathroom, complete with a relaxing soaker tub, large tiled walk in shower, heated tile flooring and abundant closet. Three additional guest bedrooms and two more bathrooms on the main level provide plenty of space for family and visitors. An additional highlight of the home is the versatile bonus space, complete with its own guest bathroom and convenient kitchenette. This flexible area offers endless possibilities perfect for a home gym, media room, hobby studio, or comfortable space for multigenerational living or extended guests. Thoughtfully designed to function independently from the main living areas, it provides both privacy and convenience while adding exceptional functionality to the home. The oversized three-car garage offers ample room for vehicles, recreational gear, and all of your Montana toys. Outside, the property is beautifully landscaped with berms, raised garden beds and plenty of open space to enjoy the peaceful surroundings. Horse lovers will appreciate that Cameron Bridge Estates allows up to two horses per property. Outdoor enthusiasts will love the access to the nearby Gallatin River, renowned for its blue-ribbon fishing, as well as state land located directly across the street. This rare offering blends privacy, acreage, breathtaking views, and thoughtful design creating the perfect Montana retreat just a short drive from Bozeman, Big Sky and the airport

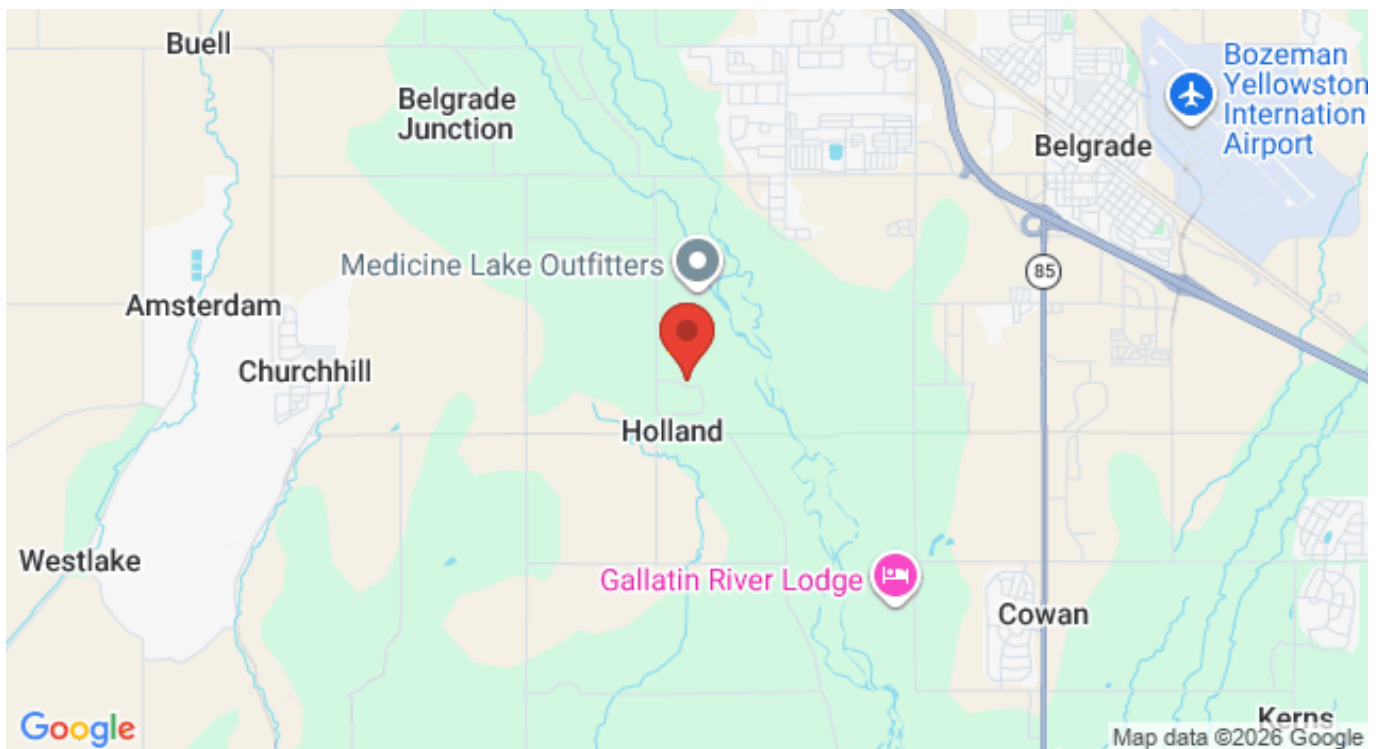


FEATURES

Status:	Active
Type:	Residential
Sub Type:	SingleFamilyResidence
Acres:	± 10.107
View:	Mountains, Rural, SouthernExposure
Listing Date:	2026-06-01
Listing Agent:	Erica Hart of Hart Real Estate

Style:	Custom
Year Built:	2016
Beds:	4
Baths:	4
Appliances:	BuiltInOven, Dishwasher, Disposal, Range, Refrigerator, WaterSoftener
Heating/Cooling:	ForcedAir NaturalGas CentralAir, CeilingFans

LOCATION



Address: 285 Water Fowl Way, Bozeman MT 59718

PHOTOS

















BOZEMAN LIFESTYLE™



Bozeman lifestyle is considered one of the most appealing in the West. Bozeman is routinely ranked as one of the best places to live, best places to retire, best place to raise a kid, best place to visit, best ski town, and best college town. Big Sky Resort is also frequently recognized as one of the world's best ski resorts, most affordable ski resort, and best ski resort for families.

Bozeman is known for its friendly people, sense of community, excellent schools and quality of life. The town has a western charm and a relaxed attitude. The Bozeman Quality Of Life index rates very well due to access to Outdoor Recreation, Amusement, Culture, Education, Medical, Religion, Restaurants and Weather. Bozeman has the cultural amenities of a local symphony and ballet, an energetic downtown restaurant and art scene, and the vibrancy of a college community. Located 16 miles north of Bozeman in the Bridger Canyon area is Bridger Bowl, a home-grown, nonprofit community ski area operating since 1955. Big Sky Resort is less than an hour away and is also frequently recognized as one of the world's best ski resorts, most affordable ski resort, and best ski resort for families.

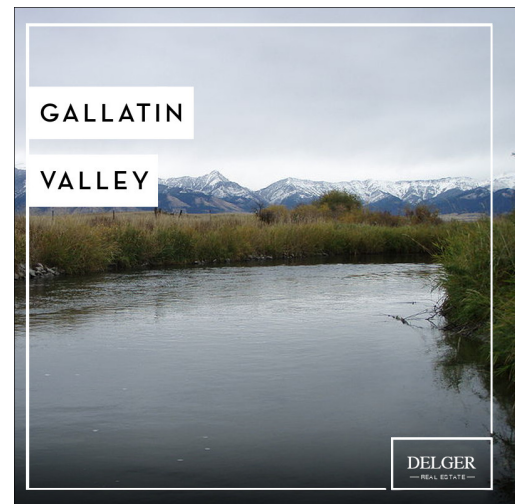
When it comes to outdoor recreation Bozeman is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities.

A world class destination for fly fishing, Bozeman is home to the world's most famous Blue Ribbon fly fishing rivers, spring creeks and lakes on Earth. The Yellowstone, Madison, Gallatin, Jefferson, Beaverhead, and Missouri rivers are all nearby.

Bozeman has 60 miles of "Main Street To Mountains" trail system in town, surrounded by 6.9 million acres of public land.

GALLATIN COUNTY

Located in a sweeping valley in the heart of the Rocky Mountains, Gallatin County is the most populated and fastest growing county in scenic southwest Montana. Gallatin Valley has a rich history. Native americans referred to this area as the “Valley of Flowers”. The name seems appropriate because of the great variety of wild flowers found on the mountainsides as well as in the valley. Gallatin Valley derives its name from the Gallatin River, one of the forks of the Missouri river that rises in Yellowstone Park. The Gallatin river, Jefferson river, and Madison river all merge at the town of Three Forks to form the Missouri River. Lewis and Clark named the rivers on their famous expedition to this part of the world in 1805.



There are approximately 1,682,048 acres(2,500 square miles) in Gallatin County including over 16,500 acres in surface water. Approximately 800,000 acres in Gallatin County are owned by the public and managed by several local and national agencies including the Bureau of Land Management, U.S. Forest Service, National Park Service, Montana Fish Wildlife & Parks, Montana Department of Transportation, Department of Natural Resources & Conservation and various local governments. The U.S. Forest Service is the largest land holder in Gallatin

County, currently managing over 665,000 acres. In addition to the Forest Service, various state departments manage approximately 61,000 acres. The Bureau of Land Management holds just over 9,000 acres and an additional 1,600 acres belongs to local governments. On the southern edge of Gallatin County is Yellowstone National Park. Yellowstone National Park is one of the world’s primary wildlife preserves and has the greatest concentration of geysers and hot springs in America. Yellowstone National Park is 2,219,789 acres in size(Larger than Rhode Island and Delaware combined). Over 97,600 acres of Yellowstone National Park is located within Gallatin County.

LUXURY REAL ESTATE EXPERT

Delger Real Estate sold over \$155 Million in Real Estate in 2016-2023. Recognized experts in Internet Marketing and Technology, Delger Real Estate are able to generate maximum exposure for their real estate listings. The result: according to ListHub, Delger Real Estate listings outperform 98% of the market. We encourage you to contact Craig to learn more about real estate in Bozeman and the surrounding areas.

POWERED BY INTELLIGENT MARKETING, PROPRIETARY TECHNOLOGY, AND LOCAL EXPERTISE



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